



FOR **LEASE** INDUSTRIAL
PROPERTY



1804 W 2nd St
Marion, IN 46952

15,660 SF Industrial Building Available For Lease

About The Property

- Turnkey industrial flex space
- 12,963 SF warehouse area with 2,697 SF office
- Office space could be converted to warehouse, or excluded entirely
- Located in established industrial area
- Close proximity to interstate
- Tenant friendly incentives available (rent abatement and low initial rent)
- Asking lease rate: \$6.50/SF NNN
- Owner will also consider offers to purchase



the
Zacher
company

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PROPERTY INFORMATION

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

BUILDING LOCATION/SIZE

| | |
|---------------------|------------------|
| Street Address | 1804 W 2nd St |
| City, State, Zip | Marion, IN 46952 |
| Total Building Size | 27,824 SF |
| Site Acreage | 2.18 Acres |

PRICE/AVAILABILITY

| | |
|-----------------|------------------|
| Available Space | 15,660 SF |
| Warehouse Only | 12,963 SF |
| Lease Rate | \$6.50 SF/yr NNN |
| Available | 60 Days |

BUILDING DATA

| | |
|-------------------|------------------------|
| Construction Date | 1975 |
| Construction Type | Metal |
| Stories | 1 |
| Ceiling Height | (12' - 14' 5") |
| Heating | Full Area |
| Air conditioned | Office Area |
| Sprinklers | Included |
| Power | 3 Phase, 280 Volt |
| Mezzanine | Included in warehouse |
| Parking | 25 Spaces |
| Traffic Count | W. 2nd St. - 5,304 VPD |

PROPERTY TAXES

| | |
|------------------|--------------------------|
| Parcel Number | 27-06-01-204-128.000-008 |
| Assessment: Land | \$136,300 |
| Improvements | \$526,700 |
| Total Assessment | \$663,000 |
| Annual Taxes | \$19,890 (\$0.71/SF) |
| Tax Year | 2025 Payable 2026 |

FINANCIAL RESPONSIBILITIES

| | |
|----------------------------|----------|
| Utilities | Tenant |
| Property Taxes | Tenant |
| Property Insurance | Tenant |
| Common Area Maintenance | Tenant |
| Non Structural Maintenance | Tenant |
| Roof & Structure | Landlord |

LOADING FACILITIES

| | |
|----------------|---------------------|
| Drive-in Doors | 4 (plus 1 internal) |
| Door 12 | 14' x 12' |
| Door 13 | 10' x 12' |
| Door 14 | 12' x 10' |
| Door 15 | 12' x 14' |

NEARBY BUSINESSES

| | |
|-------------------------------|-----------------|
| Advanced Cabinet Systems | JGBowers, Inc. |
| Marion Glass & Aluminum, Inc. | Roof Master |
| Forestry Doors | GBS Service LLC |



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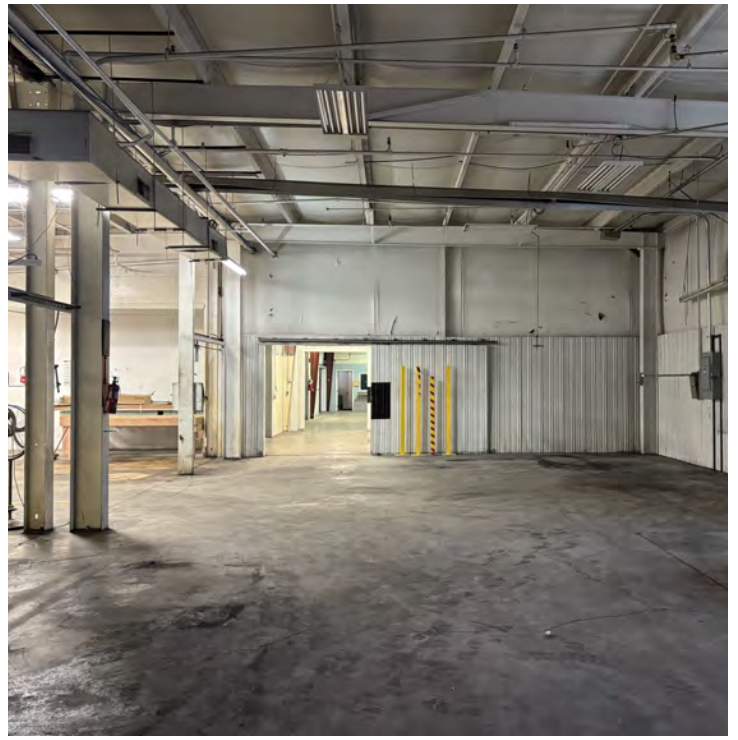
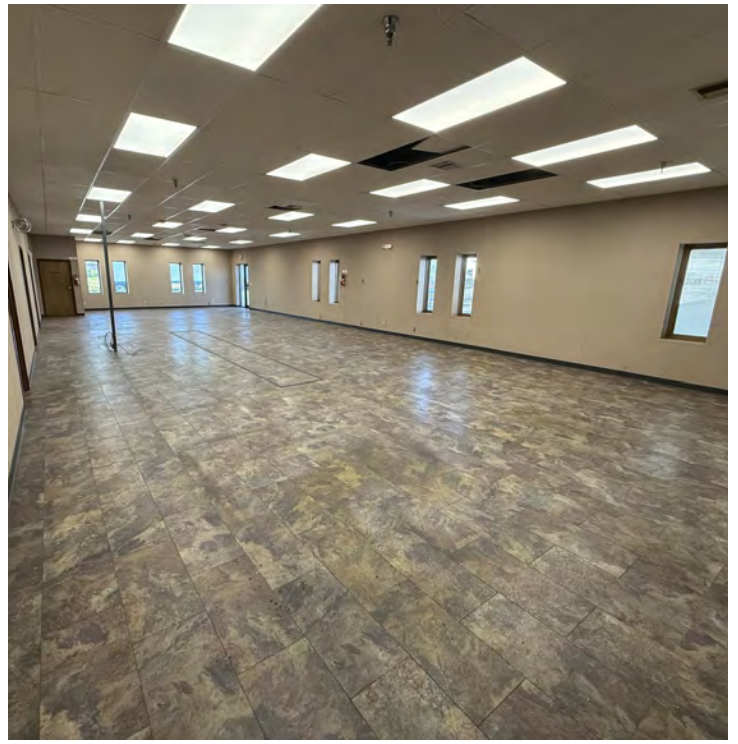
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ADDITIONAL PHOTOS

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



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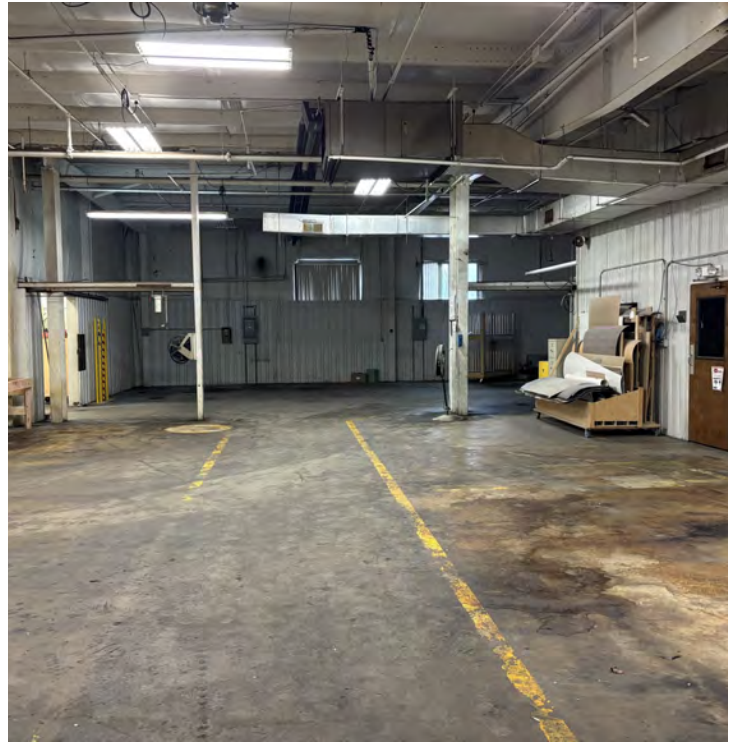
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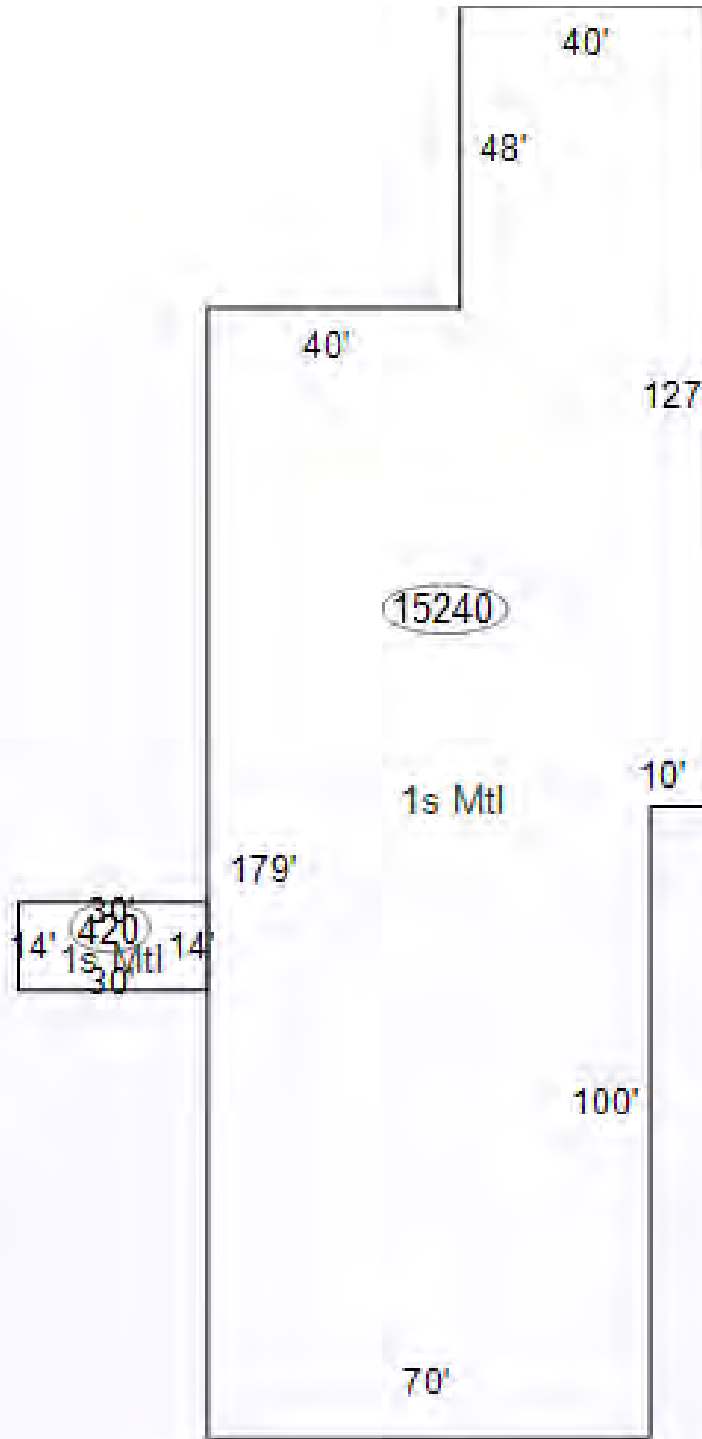
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FLOOR PLAN

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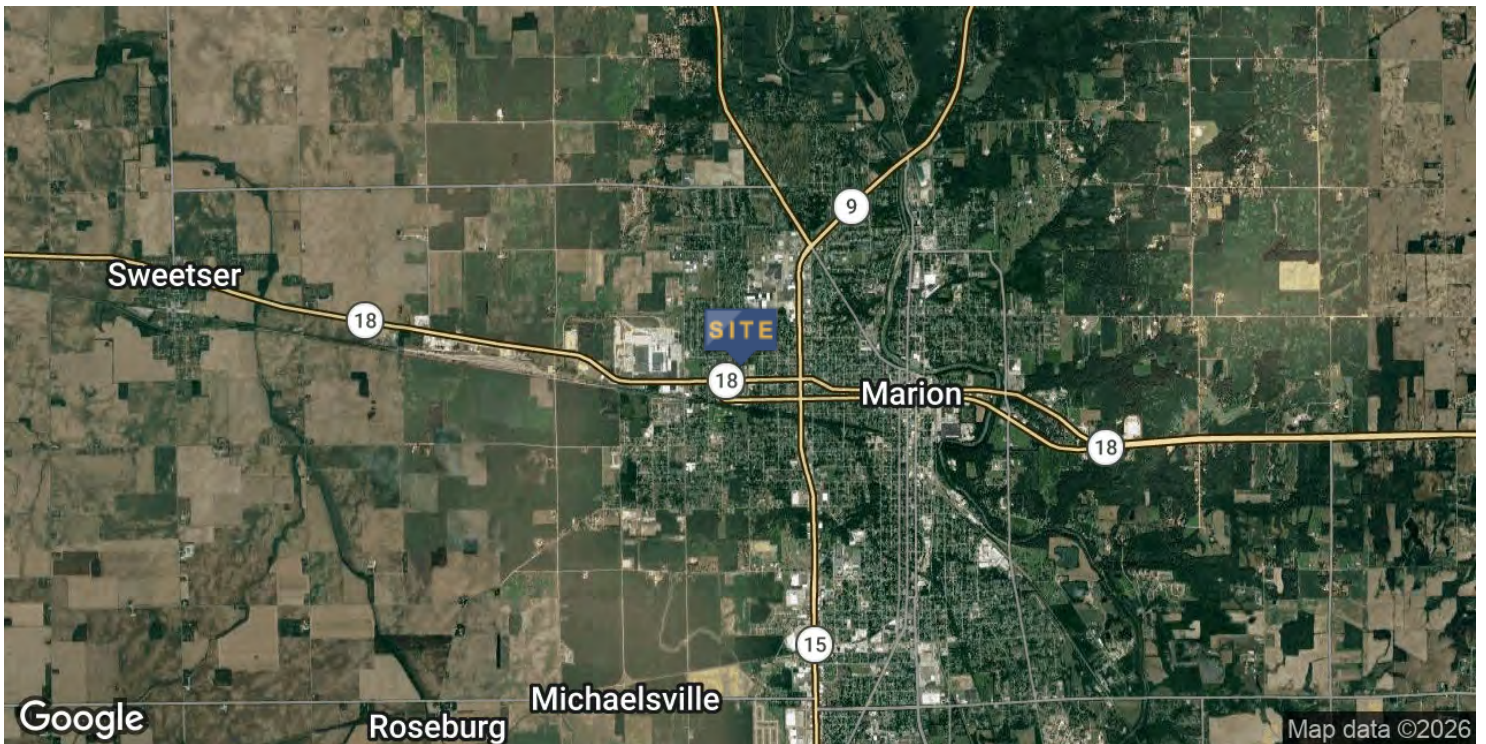
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LOCATION MAP

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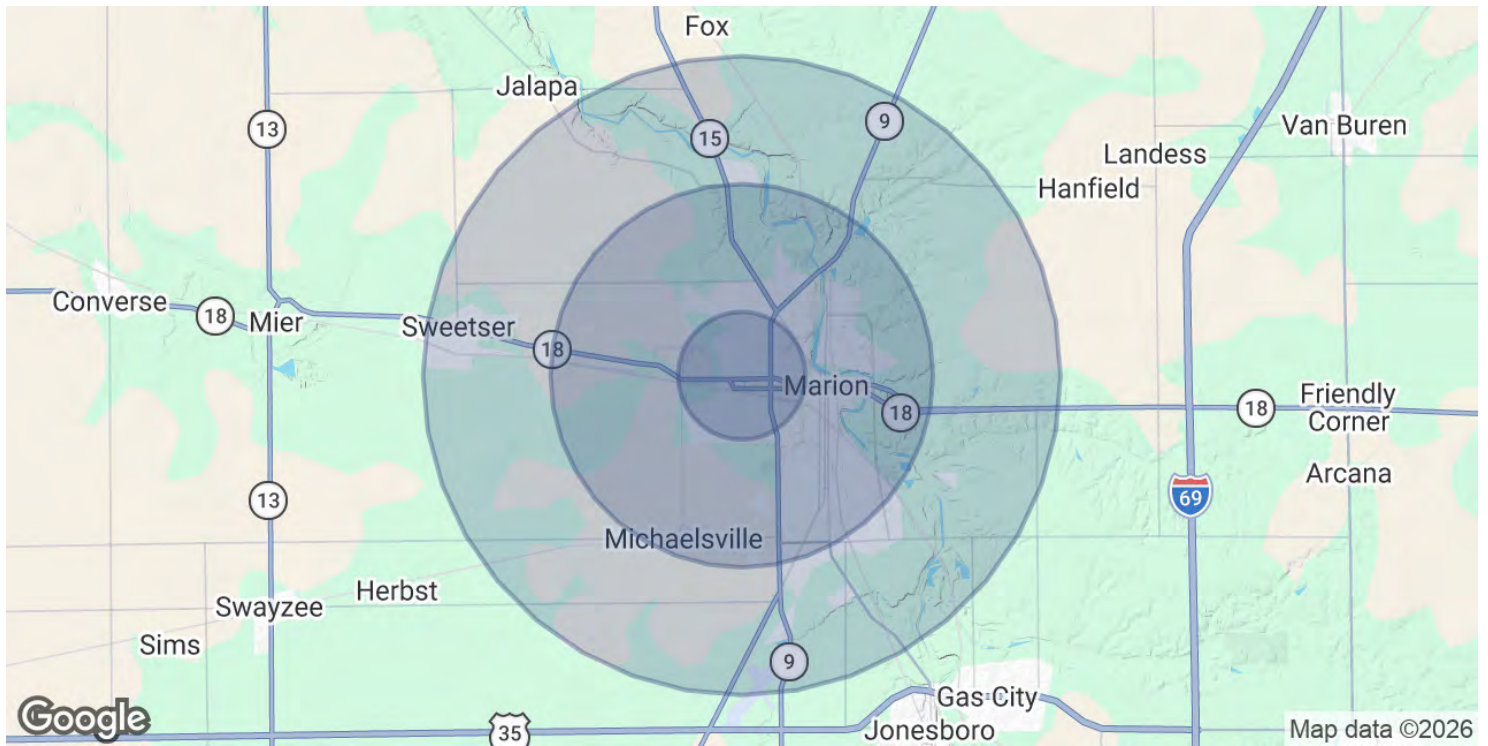
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DEMOGRAPHICS MAP & REPORT

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 7,761 | 26,994 | 37,161 |
| Average Age | 41 | 42 | 42 |
| Average Age (Male) | 40 | 40 | 40 |
| Average Age (Female) | 43 | 43 | 43 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,431 | 11,350 | 15,135 |
| # of Persons per HH | 2.3 | 2.4 | 2.5 |
| Average HH Income | \$53,640 | \$59,436 | \$62,876 |
| Average House Value | \$135,931 | \$144,812 | \$150,122 |

Demographics data derived from AlphaMap



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